

**PLAT RECORDING SHEET**

**PLAT NAME:** Emberly Section Two

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 23.53

**LEAGUE:** B.B.B. & C.R.R. Co. Survey, Section 309

**ABSTRACT NUMBER:** A-126

**NUMBER OF BLOCKS:** 7

**NUMBER OF LOTS:** 84

**NUMBER OF RESERVES:** 4

**OWNERS:** Astro Rosenberg LP

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\_\_\_\_\_  
**(DEPUTY CLERK)**

**[A] RESTRICTED RESERVE "A"**  
Restricted to Landscape, Open Space,  
& Incidental Utility  
Purposes Only  
1.14 AC  
49,613 SQ FT

**[B] RESTRICTED RESERVE "B"**  
Restricted to Landscape, Open Space,  
& Incidental Utility  
Purposes Only  
0.03 AC  
1,474 SQ FT

**[C] RESTRICTED RESERVE "C"**  
Restricted to Landscape, Open Space,  
& Incidental Utility  
Purposes Only  
0.03 AC  
1,094 SQ FT

**[D] RESTRICTED RESERVE "D"**  
Restricted to Landscape, Open Space,  
& Incidental Utility  
Purposes Only  
0.05 AC  
2,183 SQ FT

| Curve Table |          |             |            |               |              |
|-------------|----------|-------------|------------|---------------|--------------|
| CURVE       | RADIUS   | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1          | 25.00'   | 87°45'10"   | 38.29'     | S51°20'00"E   | 34.66'       |
| C2          | 550.00'  | 00°28'24"   | 4.54'      | S07°41'38"E   | 4.54'        |
| C3          | 25.00'   | 92°43'15"   | 40.46'     | N38°25'47"E   | 36.18'       |
| C4          | 25.00'   | 85°27'45"   | 37.29'     | S52°28'43"E   | 33.93'       |
| C5          | 260.00'  | 02°27'46"   | 11.18'     | S10°58'44"E   | 11.18'       |
| C6          | 25.00'   | 97°00'01"   | 42.32'     | N36°17'24"E   | 37.45'       |
| C7          | 290.00'  | 67°33'06"   | 34.91'     | S61°26'02"E   | 322.45'      |
| C8          | 265.00'  | 77°26'26"   | 358.17'    | N11°03'43"W   | 331.52'      |
| C9          | 525.00'  | 01°24'43"   | 12.94'     | S24°44'51"W   | 12.94'       |
| C10         | 250.00'  | 67°33'06"   | 294.75'    | N61°26'02"W   | 277.97'      |
| C11         | 235.00'  | 105°26'53"  | 432.50'    | N64°56'03"W   | 373.99'      |
| C12         | 525.00'  | 109°37'10"  | 1004.44'   | N62°44'25"W   | 858.10'      |
| C13         | 500.00'  | 05°09'43"   | 45.05'     | N22°42'40"E   | 45.03'       |
| C14         | 150.00'  | 109°38'39"  | 287.05'    | N07°37'41"E   | 245.21'      |
| C15         | 800.00'  | 06°58'35"   | 97.41'     | N43°42'21"W   | 97.35'       |
| C16         | 225.00'  | 77°26'26"   | 304.11'    | N11°03'43"E   | 281.48'      |
| C17         | 125.00'  | 12°24'53"   | 27.08'     | N56°14'33"E   | 27.03'       |
| C18         | 25.00'   | 90°00'00"   | 39.27'     | N17°20'31"E   | 35.36'       |
| C19         | 25.00'   | 90°00'00"   | 39.27'     | N72°39'29"W   | 35.36'       |
| C20         | 25.00'   | 90°06'30"   | 39.32'     | N17°23'45"E   | 35.39'       |
| C21         | 25.00'   | 72°18'26"   | 31.55'     | N11°55'15"E   | 29.50'       |
| C22         | 50.00'   | 159°21'35"  | 139.07'    | N31°36'20"W   | 98.38'       |
| C23         | 25.00'   | 72°18'26"   | 31.55'     | N75°07'55"W   | 29.50'       |
| C24         | 25.00'   | 85°00'41"   | 37.09'     | N22°22'32"W   | 33.78'       |
| C25         | 25.00'   | 85°00'41"   | 37.09'     | N62°38'09"E   | 33.78'       |
| C26         | 25.00'   | 89°53'30"   | 39.22'     | N72°36'15"W   | 35.32'       |
| C27         | 25.00'   | 90°06'30"   | 39.32'     | N17°23'45"E   | 35.39'       |
| C28         | 25.00'   | 75°31'21"   | 32.95'     | N71°12'18"E   | 30.62'       |
| C29         | 25.00'   | 75°31'21"   | 32.95'     | N33°16'21"W   | 30.62'       |
| C30         | 25.00'   | 89°51'22"   | 39.21'     | N02°15'58"W   | 35.31'       |
| C31         | 25.00'   | 90°08'38"   | 39.33'     | N87°44'02"E   | 35.40'       |
| C32         | 25.00'   | 90°00'00"   | 39.27'     | N04°46'56"E   | 35.36'       |
| C33         | 25.00'   | 89°53'30"   | 39.22'     | N72°36'15"W   | 35.32'       |
| C34         | 25.00'   | 89°54'54"   | 39.23'     | N17°17'57"E   | 35.33'       |
| C35         | 50.00'   | 180°00'00"  | 157.08'    | N39°57'53"W   | 100.00'      |
| C36         | 25.00'   | 90°20'24"   | 39.42'     | N72°49'42"W   | 35.46'       |
| C37         | 25.00'   | 90°00'00"   | 39.27'     | N85°13'04"W   | 35.36'       |
| C38         | 2000.00' | 00°08'38"   | 5.02'      | N42°44'02"E   | 5.02'        |

| Line Table |             |          |
|------------|-------------|----------|
| Line       | Bearing     | Distance |
| L1         | N84°47'25"E | 95.27'   |
| L2         | N82°04'10"E | 50.00'   |
| L3         | N84°47'25"E | 190.36'  |
| L4         | N77°47'25"E | 50.00'   |
| L5         | N06°11'50"W | 80.01'   |
| L6         | N84°47'25"E | 94.82'   |
| L7         | S49°46'56"W | 201.37'  |
| L8         | N40°13'04"W | 80.00'   |
| L9         | S49°46'56"W | 86.72'   |
| L10        | N41°52'42"W | 67.91'   |
| L11        | N45°21'13"W | 57.70'   |
| L12        | N47°11'39"W | 150.17'  |
| L13        | N46°38'39"W | 50.00'   |
| L14        | N46°42'22"W | 213.44'  |
| L15        | N51°02'28"W | 55.31'   |
| L16        | N18°57'59"E | 168.40'  |
| L17        | S71°02'01"E | 12.83'   |
| L18        | N18°57'59"E | 215.39'  |
| L19        | N77°47'42"W | 256.46'  |
| L20        | N84°47'25"E | 94.13'   |

| Line Table |             |          |
|------------|-------------|----------|
| Line       | Bearing     | Distance |
| L21        | N27°39'29"W | 1047.64' |
| L22        | N62°20'31"E | 87.40'   |
| L23        | N49°46'56"E | 201.37'  |
| L24        | N40°13'04"W | 118.02'  |
| L25        | N47°11'39"W | 248.37'  |
| L26        | N42°39'43"E | 97.08'   |
| L27        | N71°02'01"W | 127.84'  |
| L28        | N62°27'00"E | 317.80'  |
| L29        | N62°27'00"E | 64.47'   |
| L30        | S50°02'07"W | 14.31'   |
| L31        | N62°27'00"E | 88.39'   |
| L32        | N20°07'48"E | 108.76'  |
| L33        | N58°23'40"E | 31.81'   |
| L34        | N42°48'21"E | 40.63'   |
| L35        | N05°12'35"W | 46.97'   |
| L36        | N17°03'07"W | 47.65'   |
| L37        | N26°30'04"W | 77.53'   |
| L38        | N38°11'46"W | 77.33'   |
| L39        | N49°52'36"W | 77.33'   |
| L40        | N61°33'25"W | 77.33'   |

| Line Table |             |          |
|------------|-------------|----------|
| Line       | Bearing     | Distance |
| L41        | N73°14'15"W | 77.33'   |
| L42        | N84°55'04"W | 77.33'   |
| L43        | S83°24'06"W | 77.33'   |
| L44        | S71°23'16"W | 77.29'   |
| L45        | S63°03'34"W | 70.84'   |
| L46        | N74°08'13"E | 144.13'  |
| L47        | N70°09'32"E | 64.05'   |
| L48        | N62°20'31"E | 125.97'  |
| L49        | N62°27'00"E | 255.97'  |
| L50        | N20°26'49"E | 29.74'   |
| L51        | N47°11'39"W | 309.33'  |
| L52        | N82°48'50"W | 132.43'  |
| L53        | S84°47'25"W | 115.59'  |
| L54        | N84°47'25"E | 230.36'  |

| LOT SUMMARY TABLE                                                    |  |  |
|----------------------------------------------------------------------|--|--|
| TOTAL SQUARE FOOTAGE OF LOTS WITHIN EMBERLY SECTION TWO = 654,208 SF |  |  |
| AVERAGE LOT SIZE WITHIN EMBERLY SECTION TWO = 7,788 SF               |  |  |
| 55' LOTS = 19                                                        |  |  |
| 55' LOTS = 19                                                        |  |  |
| 50' LOTS = 74                                                        |  |  |
| 50' LOTS = 88%                                                       |  |  |

#### LOT AREA SUMMARY

| BLOCK 1 |           |         |
|---------|-----------|---------|
| LOT     | LOT WIDTH | SQ. FT. |
| 1       | 55'       | 8,923   |
| 2       | 55'       | 7,737   |
| 3       | 55'       | 7,727   |
| 4       | 55'       | 7,727   |
| 5       | 55'       | 7,727   |
| 6       | 55'       | 7,727   |
| 7       | 55'       | 7,727   |
| 8       | 55'       | 7,727   |
| 9       | 55'       | 7,709   |
| 10      | 55'       | 7,680   |
| 11      | 50'       | 6,766   |
| 12      | 50'       | 6,790   |
| 13      | 50'       | 6,772   |
| 14      | 50'       | 6,800   |
| 15      | 50'       | 6,766   |
| 16      | 50'       | 6,688   |
| 17      | 50'       | 6,867   |
| 18      | 50'       | 6,766   |
| 19      | 50'       | 6,800   |
| 20      | 50'       | 6,774   |
| 21      | 50'       | 6,773   |
| 22      | 50'       | 6,800   |
| 23      | 50'       | 6,767   |
| 24      | 50'       | 6,788   |
| 25      | 50'       | 6,848   |
| 26      | 50'       | 6,780   |

| BLOCK 2 |           |         |
|---------|-----------|---------|
| LOT     | LOT WIDTH | SQ. FT. |
| 1       | 50'       | 6,545   |
| 2       | 50'       | 7,266   |
| 3       | 50'       | 8,146   |
| 4       | 50'       | 8,379   |
| 5       | 50'       | 7,830   |
| 6       | 50'       | 10,816  |
| 7       | 50'       | 8,516   |
| 8       | 50'       | 7,062   |
| 9       | 50'       | 7,159   |
| 10      | 50'       | 7,101   |
| 11      | 50'       | 6,767   |
| 12      | 50'       | 7,905   |

| BLOCK 3 |           |         |
|---------|-----------|---------|
| LOT     | LOT WIDTH | SQ. FT. |
| 1       | 50'       | 7,542   |
| 2       | 50'       | 6,826   |
| 3       | 50'       | 7,229   |
| 4       | 50'       | 8,063   |
| 5       | 50'       | 7,830   |
| 6       | 50'       | 7,426   |
| 7       | 50'       | 7,259   |
| 8       | 50'       | 7,062   |
| 9       | 50'       | 7,159   |
| 10      | 50'       | 7,086   |
| 11      | 50'       | 6,803   |
| 12      | 50'       | 6,953   |
| 13      | 50'       | 7,443   |
| 14      | 50'       | 8,450   |
| 15      | 50'       | 10,588  |
| 16      | 50'       | 8,344   |

| BLOCK 4 |           |         |
|---------|-----------|---------|
| LOT     | LOT WIDTH | SQ. FT. |
| 1       | 50'       | 10,844  |
| 2       | 50'       | 10,820  |
| 3       | 50'       | 8,317   |
| 4       | 50'       | 6,884   |
| 5       | 50'       | 6,910   |

| BLOCK 5 |           |         |
|---------|-----------|---------|
| LOT     | LOT WIDTH | SQ. FT. |
| 1       | 50'       | 6,833   |
| 2       | 50'       | 5,898   |
| 3       | 50'       | 6,186   |
| 4       | 50'       | 6,069   |
| 5       | 50'       | 6,042   |

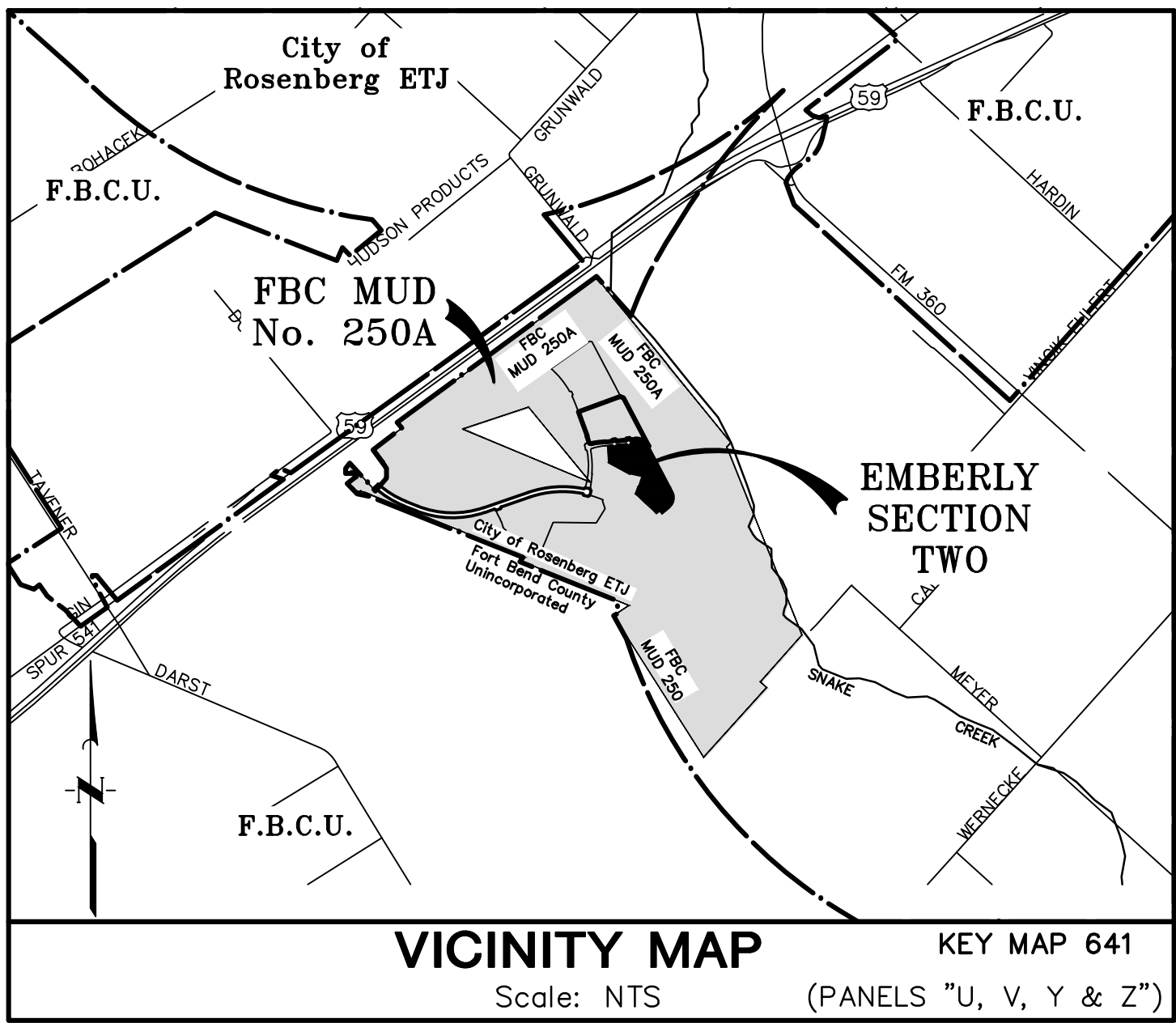
| BLOCK 6 |           |         |
|---------|-----------|---------|
| LOT     | LOT WIDTH | SQ. FT. |
| 1       | 50'       | 7,074   |
| 2       | 50'       | 6,000   |
| 3       | 50'       | 6,000   |
| 4       | 50'       | 6,000   |
| 5       | 50'       | 6,156   |
| 6       | 50'       | 13,374  |
| 7       | 50'       | 6,180   |
| 8       | 50'       | 6,240   |
| 9       | 50'       | 6,154   |
| 10      | 50'       | 6,031   |
| 11      | 50'       | 6,395   |
| 12      | 50'       | 6,524   |
| 13      | 50'       | 6,701   |
| 14      | 50'       | 11,970  |
| 15      | 50'       | 12,174  |
| 16      | 50'       | 10,999  |
| 17      | 50'       | 6,154   |
| 18      | 50'       | 12,293  |
| 19      | 50'       | 14,470  |
| 20      | 50'       | 8,353   |

#### PARK LAND DEDICATION TABLE

TOTAL PARKLAND REQUIRED IN EMBERLY SECTION TWO = 1.58 ACRES  
(6.25 ACRES x 84 UNITS x 3 PERSONS PER UNIT / 1000)  
DEDICATED PARKLAND = 0.00 ACRES @ 100% CREDIT = 0 ACRES  
LANDSCAPE/OPEN SPACE = 1.25 ACRES @ 25% CREDIT = 0.31 ACRES  
TOTAL PARKLAND PROVIDED IN EMBERLY SECTION TWO = 0.31 ACRES

MIN. 10% PARK FEE = 84 LOTS x \$170.00 = \$14,280.00

| DISTRICT NAMES   |                                    |
|------------------|------------------------------------|
| FBC ASSISTANCE   | N/A                                |
| MUD              | FBCMUD 250A                        |
| LID              | N/A                                |
| SCHOOL           | FORT BEND COUNTY DRAINAGE DISTRICT |
| FIRE             | FORT BEND COUNTY ESD No.08         |
| CITY OR CITY ETJ | ROSENBERG ETJ                      |
| UTILITIES/CS     | CENTERPOINT ENERGY                 |
| WCD              | N/A                                |



- General Notes
- 1) AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - C.C.F. .... "County Clerk's File"
  - D.R.F.B.C.T. .... "Deed Records, Fort Bend County, Texas"
  - Esmt ..... "Easement"
  - IRF ..... "Found 5/8" Iron Rod w/cap "Jones/Carter"
  - No ..... "Number"
  - O.P.R.F.B.C.T. .... "Official Public Records, Fort Bend County, Texas"
  - P.R.F.B.C.T. .... "Plot Records, Fort Bend County, Texas"
  - ROW ..... "Right-of-Way"
  - SSE ..... "Sanitary Sewer Easement"
  - Sq Ft ..... "Square Feet"
  - STM SE ..... "Storm Sewer Easement"
  - UE ..... "Utility Easement"
  - Vol ..... Pg ..... "Volume and Page"
  - WLE ..... "Waterline Easement"
  - ..... "Block Number"
  - ..... "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
  - ..... "Street Name Break"

- 2) One-foot reserve (1" reserve) dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
- 3) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 4) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 5) All easements are centered on lot lines unless otherwise indicated.
- 6) Approval of this plat will expire one year from City Council approval if not recorded in the Official Public Records of the County of Fort Bend.
- 7) Three-quarter inch (3/4") Iron Rods with caps marked "Jones/Carter" three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- 8) Reference Benchmark: Elevations reference the North American Vertical Datum of 1988 (NAVD88) using the Geoid2008 Model.
- 9) Project Control was established by GPS observations taken November 22, 2021 and processed against the published positions for TxDOT CORS stations TXAU, TXCM, TXED, TXGA, TXHE, TXU and TXWH.
- 10) A permanent benchmark shall be established within the plat boundary in accordance with Fort Bend County Requirements prior to acceptance of the road and streets within this subdivision.
- 11) Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated ROW within said plat on the contiguous ROW of all perimeter roads surrounding said plat, in accordance with A.D.A.
- 12) This plat lies within Fort Bend County Lighting Ordinance Zone No L22.
- 13) Elevations used for delineating contour lines are based upon NAVD-88 Datum.
- 14) The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD 83) and may be brought to surface by applying the following combine scale factor 1.0001346657.
- 15) The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events. All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
- 16) All property to drain into the drainage easements only through an approved drainage structure.
- 17) This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 4815700375M, Panel 0375, Suffix "M" dated December 21, 2017, for Fort Bend County, Texas and incorporated areas.
- 18) The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD 83) and may be brought to surface by applying the following combine scale factor 1.0001346657.
- 19) This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.
- 20) This plat lies wholly within Fort Bend County Municipal Utility District No. 250A, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ESD No. 8, the City of Rosenberg ETJ, and Fort Bend County.
- 21) The top of all floor slabs shall be a minimum of 101.5' feet above mean sea level (NAVD88 datum). In addition, no top of slab shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 22) This plat was prepared from information furnished by Charter Title Company, C.F. No. 107660200245 and 1076602100266, effective date June 15, 2023. The surveyor has not abstracted the above property.
- 23) A minimum distance of 10' shall be maintained between residential dwelling units.
- 24) All lots shall have a minimum of five (5) foot side building line.
- 25) Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- 26) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and painted wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and painted wooden fences back up, but generally will not replace with new fencing.
- 27) There are no pipelines nor pipeline easements within the limits of the subdivision.
- 28) Tract subject to Waiver of Surface Rights and Designation of Drill Site dated July 26, 2007, filed for record under Fort Bend County Clerk's File No(s) 2007095350 and 2008015367.
- 29) Tract subject to terms, conditions, and stipulations contained in that certain Possession and Use Agreement for Transportation Purposes recorded November 3, 2016, under Fort Bend County Clerk's File No(s) 2016123444, by and between State of Texas and Den Murod LLC.
- 30) Tract subject to Petition Requesting Expansion and Extension of Extraterritorial Jurisdiction, recorded on April 12, 2022 under Clerk's File No. 2022051207, Official Public Records of Fort Bend County, Texas.
- 31) Tract subject to Grant of Telecommunications Easement granted to HotWire Communications, Ltd. in instrument recorded on November 18, 2022, under Clerk's File No. 2022142515, Official Public Records of Fort Bend County, Texas.

# EMBERLY SECTION TWO

A SUBDIVISION OF 23.53 ACRES OF LAND  
OUT OF THE  
B.B.B. & C.R.R. CO. SURVEY, SECTION 309, A-126,  
CITY OF ROSENBERG ETJ  
FORT BEND COUNTY, TEXAS  
84 LOTS 4 RESERVES 7 BLOCKS  
JUNE 2023

ENGINEER/PLANNER/SURVEYOR:



OWNER:  
Astro Rosenberg LP  
a Delaware limited partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702